

PANAMA CITY FL
RECEIVED
DEC 23 2013
FIELD OFFICE

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. The use of this survey is limited to the specific transaction shown hereon.
5. This survey is not complete without an attached legal description.
6. See attached sheet for legal description.
7. Subject to zoning setbacks, easements and restrictions of record.
8. Adjoining deeds of record were not provided to this firm.
9. This survey was performed without benefit of deed.
10. Water boundary is subject to change due to natural causes and may or may not represent actual location of limit of title.
11. Bearings based on State Plane Coordinates, Florida Zone North, NAD 83.
12. Location of Carrabelle River Channel shown hereon was established by using the Northing & Easting State Plane Coordinates provided by US Army Corp of Engineers River Channel Condition Survey, File #Carrabelle 3-4, I.S.O. Sheet File Name CA7C080410.DGN, Survey Dated August 4, 2010, Sheet #7 of 8.
13. Linear feet of shore line includes Riparian Right Easement & property owned by client

ADDITIONAL NOTES:

- Total linear foot of shore line 1,655.95' (SEE NOTE 13).
- Total linear foot of shore line with in lease area 15.46'
- Lease Area = 43,965.82sq.ft.; 1.01ac.±
- The Mean High Water Line shown hereon is the same as described in the original Sovereignty Submerged Lands Lease #190339041 recorded in Official Records Book 917, Page 394, dated 10/26/2006.
- P.O.B. COORDINATE N:310056.917, E:1912260.917, LAT:N29°51'08.833", LONG:W84°40'38.655"

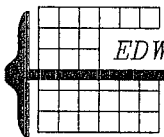
JACKSONVILLE
DISTRICT

USAGE

SEE SHEET #1 LOCATION MAP, LEGEND & GENERAL NOTES
SEE SHEET #2 FOR LEASE TIE & BOUNDARY
SEE SHEET #3 FOR EXISTING DOCK DIMENSION DETAIL
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LEGEND

- N.T.S. - NOT TO SCALE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
EL - ELEVATION
BM - BENCHMARK
D - DEED
M - MEASURED
P - RECORDED PLAT
R/W - RIGHT OF WAY
R/C - ROD AND CAP
I/P - IRON PIPE
CL - CENTER LINE
R/B - RE-BAR
FND - FOUND
T - TOWNSHIP
R - RANGE
N - NORTH
S - SOUTH
E - EAST
W - WEST
• - CALCULATED POINT (UNLESS NOTED OTHERWISE)
POT - POINT OF TERMINUS
C.M. - CONCRETE MONUMENT
— LINE NOT TO SCALE
— FND CONCRETE MONUMENT (4X4 #6475 UNLESS NOTED OTHERWISE)
— FND MONUMENTATION (SEE DESCRIPTION)
— OFFICIAL RECORDS BOOK
FDR - FLORIDA DEPARTMENT OF NATURAL RESOURCES
FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
① - COORDINATE NUMBER SEE COORDINATE TABLE



EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS * ENGINEERS
(850) 926-3016 888-433-4436 FAX (850) 926-8180
P.O. Box 925 2813 Crawfordville Hwy, Crawfordville, FL 32326

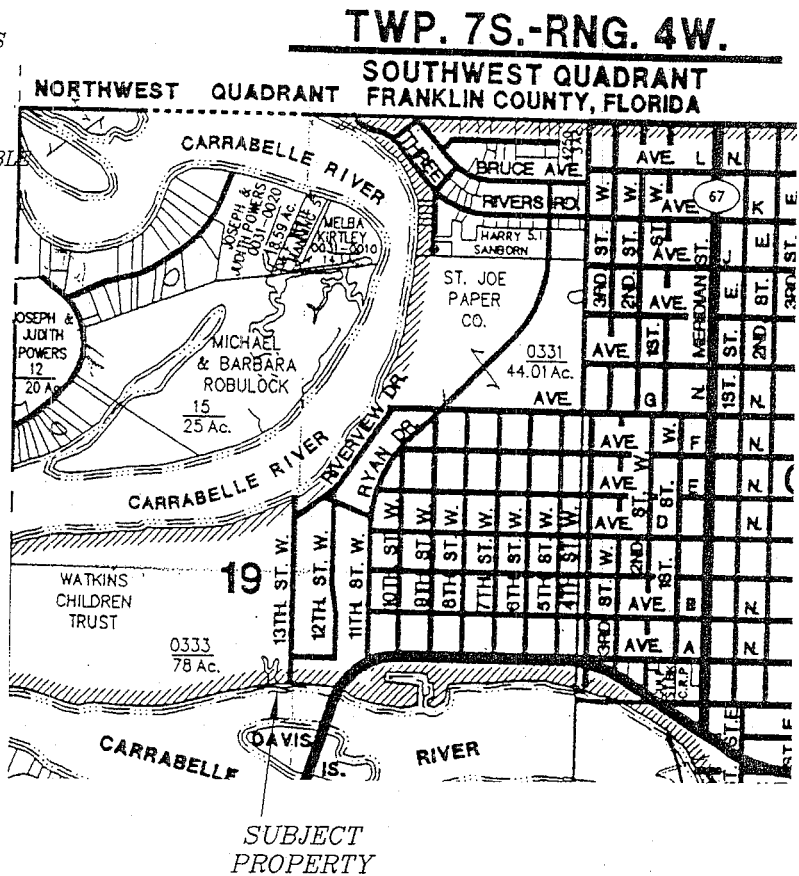
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DEC 18 2013

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB # 6475)

CERTIFIED TO:
WESTCHESTER SOUTH INVESTMENTS, LLC;
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA



△	ADDED COORDINATES FOR 3 DOCK CORNERS	AA	12/18/2013
△	ADDED DISTANCE FROM LEASE AREA TO RIVER CHANNEL	AA	12/18/2013
△	ADDED ADDITION SHORE LINE	AA	8/13/2013
△	REVISED DOCK LAYOUT	AA	7/16/2013

THIS IS A FIELD SURVEY PREPARED FOR:
WESTCHESTER SOUTH INVESTMENTS, LLC

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 925 CRAWFORDVILLE, FL 32326 (850)926-3016

NOTEBOOK/PAGE	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 19	SCALE N.T.S.	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 7-SOUTH	SURVEY DATE: JUNE 3, 2013	
SHEET: 1 OF 9	RANGE: 4-WEST	JOB NUMBER	PSC#
DATE:		04-459	34614
REVISION:			

1 inch = 100 ft.



SCALE: 1" = 100'
(ASSUMED NORTH)

COMMENCE AT THE
SW CORNER OF LOT 1,
BLOCK "283", OF THE
OFFICIAL MAP OF THE
CITY OF CARRABELLE
AS PER MAP OR PLAT
THEREOF RECORDED IN
PLAT BOOK 2, PAGE 20
IN THE PUBLIC RECORDS
OF FRANKLIN COUNTY,
/ FLORIDA

RIPARIAN
EASEMENT

FND 4X4
CH #2810

N89°07'03"W FND 5/8"
175.29'(M) R/C #6475

FND 5/8"
R/C #6475

500°50'22"W

FND 5/8"
R/C #6475

FND 5/8"
R/C #6475

—MEAN HIGH WATER LINE
(ELEVATION 1.33' (7-19-04))

SHORE LINE AS SHOWN ON
THURMAN RODNBERRY & ASSOC.
SKETCH PREPARED FOR LONG POINT, LLC
JOB #04-829; FILE #04829SURVEY.DWG
DATED 4-29-09, LAST REVISED 6-4-09
(PROVIDED BY CLIENT)

NOTE: SEE SHEET #7 FOR P.O.B. DETAIL

LEASE AREA
43,965.82sq. ft.
or 1.01AC.±

602°11'05"W 1280.43'(M) TO CENTER OF
US ARMY CORP. OF ENGINEERS
CARRABELL RIVER CHANNEL
(NOT TO SCALE)

RIPARIAN RIGHT LINE SHOWN
 IS PERPENDICULAR TO THE CENTER
 LINE OF THE CARRABELL RIVER CHANNEL

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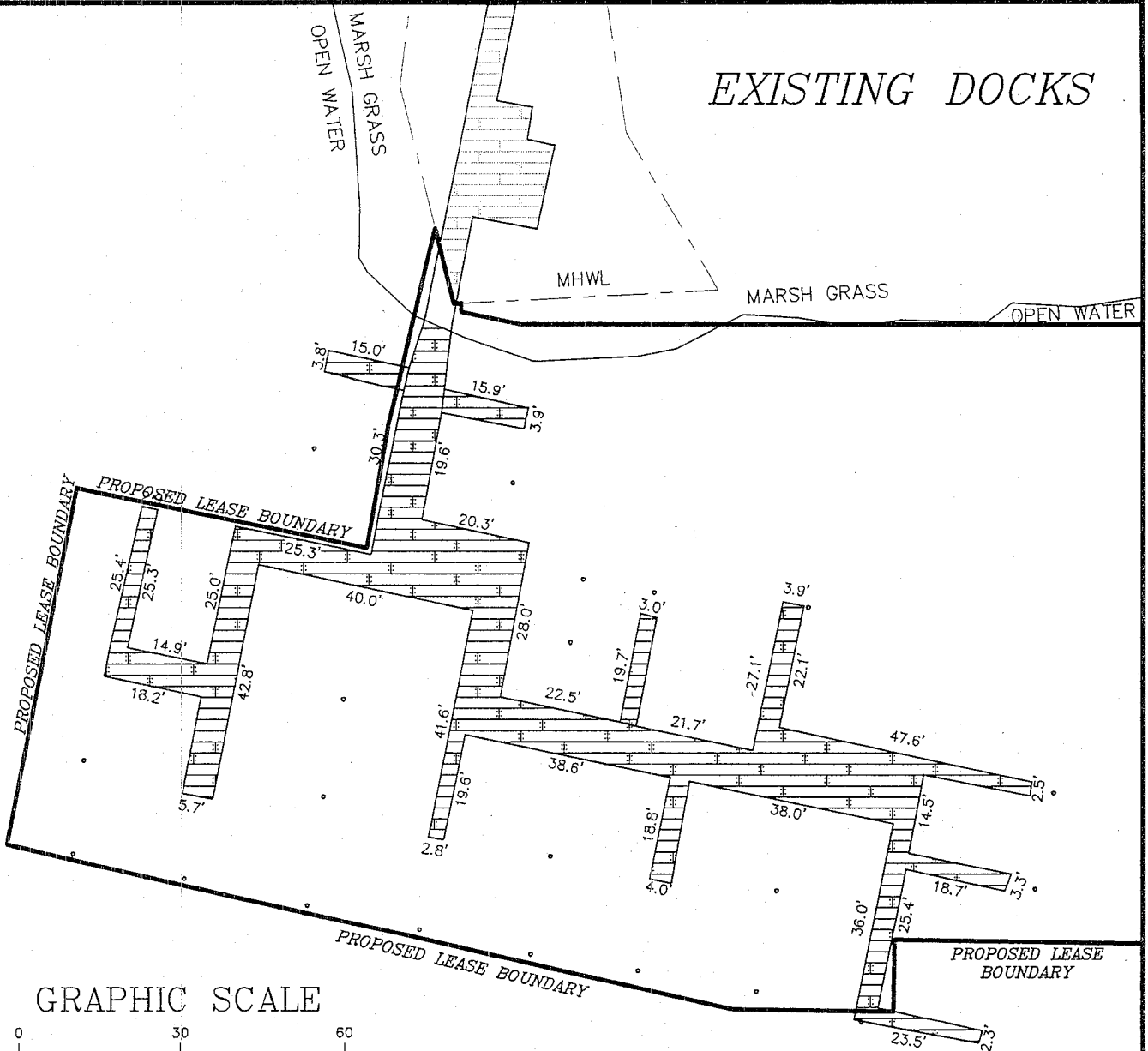
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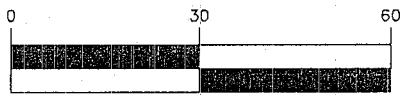
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SHEET: 2 OF 9		RANGE: 4--WEST	JOB NUMBER	PSC#
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EXISTING DOCKS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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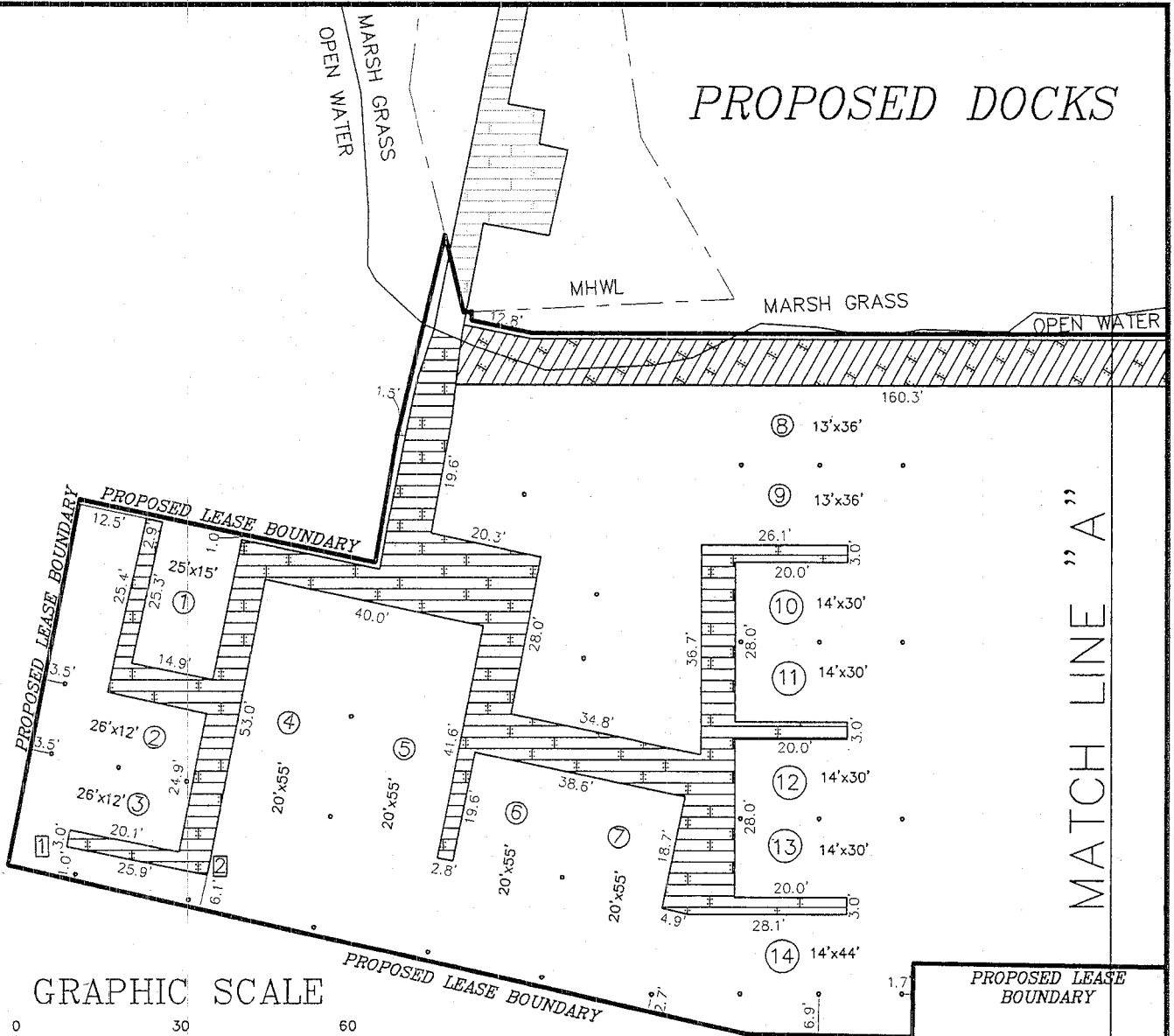
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PROPOSED DOCKS



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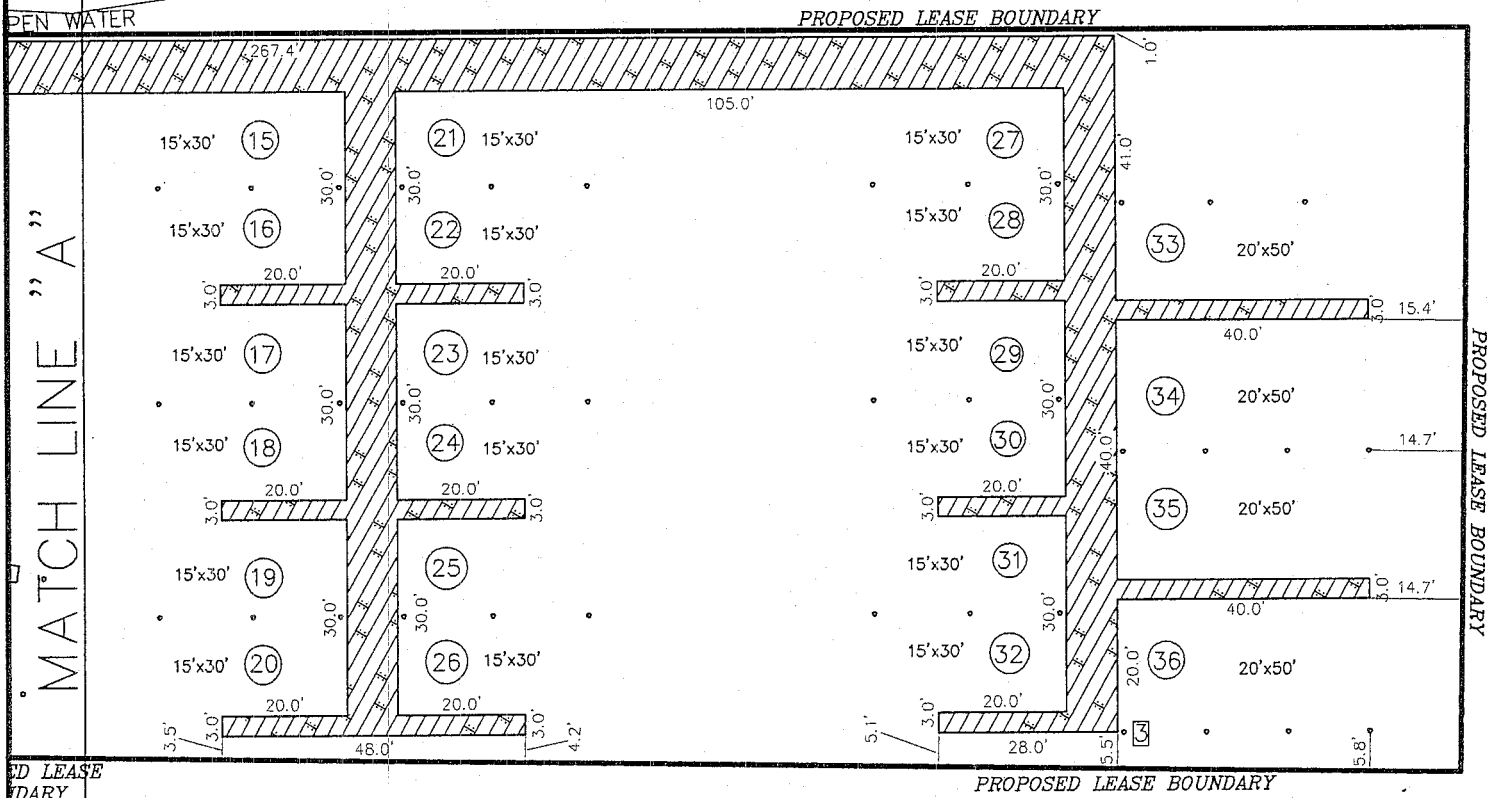
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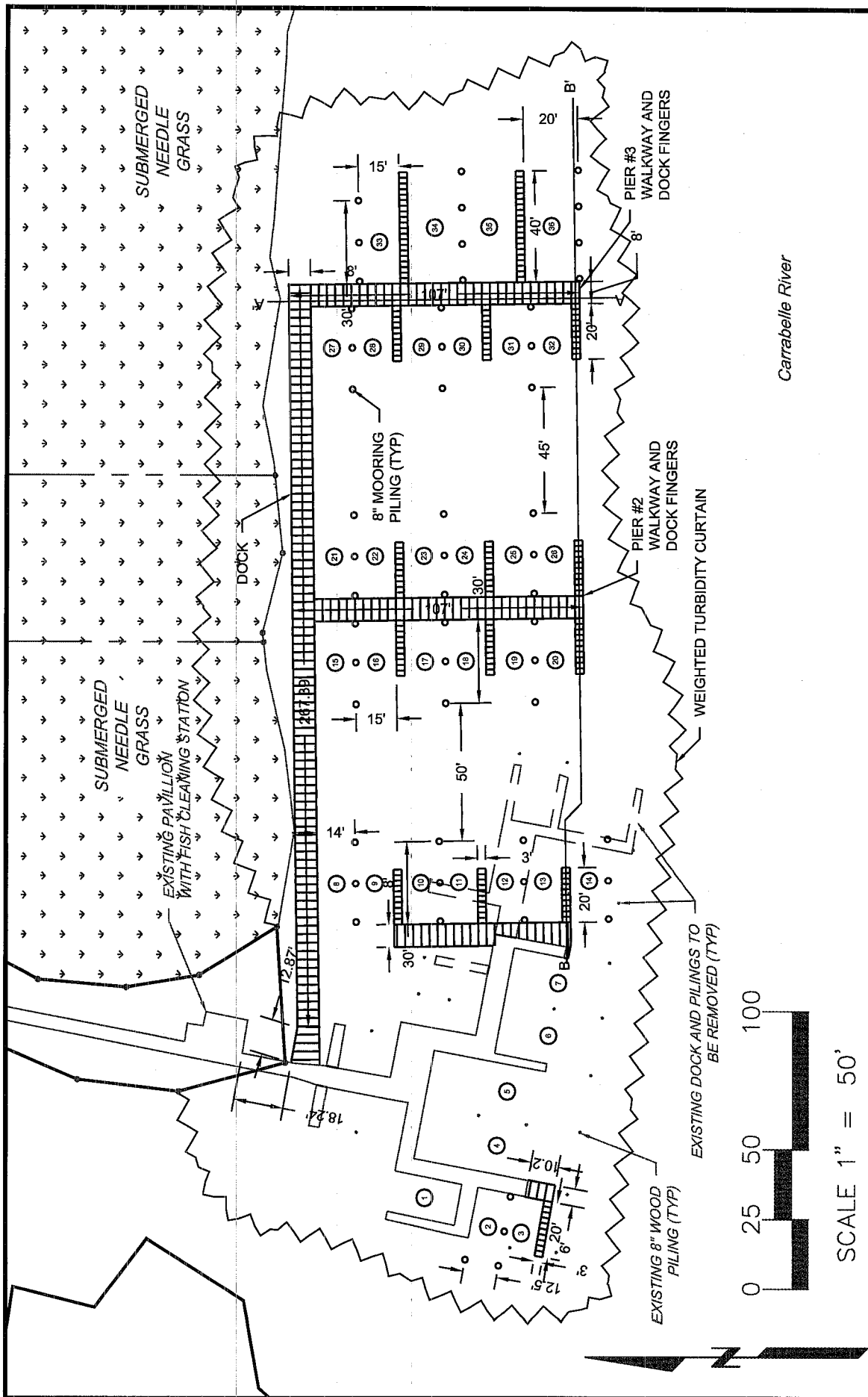
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JMJ
OPERATING AS JMJ GROUP, LLC FL CERT. NO. 26203
 9235 SAN JOSE BLVD. UNIT 2802 JACKSONVILLE, FL 32257 (904) 991-5003
 WWW.JMJGROUP.NET

**PICKETT'S LANDING
DOCK MODIFICATION**

CARRABELLE, FLORIDA

PLAN

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REV.	DATE	BY	PERMIT ISSUE	DESCRIPTION
1	9-22-13	GJP	GJP	

JOB NO. **01111**

DRAWN: **GJP**

CHECKED: **GJP**

SCALE: **1"=50'**

D101
DRAWING NO.